



# KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - [www.kittery.org](http://www.kittery.org)

**AGENDA for Thursday, July 11, 2013**

**6:00 P.M. to 10:00 P.M.**

## **CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – June 27, 2013**

**PUBLIC COMMENTS** - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Town Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium. The Town Planning Board is a quasi-judicial board and matters regarding development projects before the Board are subject to comment only during the official review process.

## **PUBLIC HEARING/OLD BUSINESS**

**ITEM 1 – (25 minutes) – Sowerby Mixed Use Development, Route One – Modification to an Approved Plan.** Action: Approve Site Walk minutes, Grant or deny plan approval. Owner David Sowerby and applicant Mark Patterson, Patco Construction, is requesting approval to amend previously approved 2008 Site & Subdivision Plan to allow the use of on-site septic and well for residential lots rather than be required to connect to public sewer and water. The 6 lots are located along Adams Road, Tax Map 60, Lots 24-1 through 24-6 in the Residential Rural Zone. Agent is Ken Wood, Attar Engineering, Inc.

**ITEM 2 – (20 minutes) – Knutel/56 Chauncey Creek Road – Shoreland Development Plan Review**

Action: Approve Site Walk minutes, Grant or deny plan approval. Owner and applicant Philip Knutel is requesting approval of their plans to expand an existing non-conforming building located on Chauncey Creek Rd., Tax Map 44, Lot 55, in the Kittery Point Village and Shoreland Overlay zones. Agent is Architect Tom Emerson, Studio B-E.

## **OLD BUSINESS**

**ITEM 3 - (20 minutes) - Clayton Lane Subdivision - Modification to an Approved Plan.**

Action: Review subdivision plan, grant or deny final approval. Josh Abbott, owner and applicant proposes to amend the previously approved 4-lot subdivision located off Remicks Lane (Clayton Lane) by dividing two lots, thereby creating 6-lots, and adding two duplexes, yielding a total of 9 dwelling units. The site is identified as Tax Map 65 Lot 12, ±21.4 acres in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Surveying, Inc.

**ITEM 4 – (30 minutes) – Yankee Commons Mobile Home Park Expansion – Subdivision Preliminary Plan Review.**

Action: Continue Review of Preliminary Plan Application. Stephen A. Hynes, Trustee, owner, proposes to expand the adjacent Yankee Commons Mobile Home Park to create 79 sites on 50 acres. Property is located off Idlewood Lane/U.S. Route 1, Map 66 Lots 24, Mixed Use (MU) Zone. Agent is Tom Harmon, PE, Civil Consultants.

**ITEM 5– (10 minutes) – Board Member Items: Comments and Discussion**

**ITEM 6– (5 minutes) - Town Planner Items: A. Miscellaneous; B. Other**

## **NEW BUSINESS**

**ITEM 7– (10 minutes) –Badgers Island Marina, Modification to an Approved Plan.**

Action: Accept or deny plan application and schedule a site walk and a public hearing. Owner Darren LaPierre, and applicant Mike O’Neil, requests approval to modify a previously approved Site Plan to include a floating bar/restaurant known as the Reef. The property is located at 27 Badgers Island West, Tax Map 1, Lot 30 & 38A, Mixed Use- Badgers Island Zone and Shoreland and Commercial Fisheries/Maritime Uses Overlay Zones.

**ITEM 8– (10 minutes) –68 Chauncey Creek Road Replacement Structure – Shoreland Development Plan Review.**

Action: Accept or deny plan application and schedule a public hearing. John Rummler, owner and applicant, requests approval to replace and expand an existing structure at the property located at 68 Chauncey Creek Road, Tax Map 45, Lot 72, Residential – Suburban Zone and Shoreland Overlay Zone.

**ITEM 9 – (10 minutes) –Route 236 Commercial Lot Subdivision, Paolucci Realty – Subdivision Preliminary Plan Review.**

Action: Review and approve site walk minutes, accept or deny application, and schedule a public hearing. Owner and applicant Peter J. Paul Trustee of Paolucci Realty, is requesting consideration of plans to divide an existing commercial lot located at 93 Route 236, thereby creating a second division within 5 years and requiring subdivision review. The 4.1 acre parcel is located on a portion of Tax Map 28, Lot 14, in the Commercial C-2 Zone. Agent is Tom Harmon, Civil Consultants.

**ITEM 10 – (15 minutes) –Fernald Road Residential Cluster Subdivision, AMP Realty Holdings LLC – Sketch Plan Review .**

Action: Review Sketch Plan and determine conformance with Code. Owner and applicant Peter J. Paul Trustee of AMP Realty Trust, is requesting consideration of plans to develop a multi-family cluster subdivision. The approximately 18 acre parcel is located on a portion of Tax Map 28, Lot 14, in Residential Suburban Zone with portions in the Commercial C-2 zone and Shoreland Overlay Zone. Agent is Tom Harmon, Civil Consultants.

## **ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)**

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION.  
DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.  
TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING PLEASE CONTACT STAFF AT (207) 475-1323 OR (207) 475-1307.